

Development Application Permit Review



Community Services Department
Park Operations ~ Planning ~ Recreation / Cultural Services
Environmental Services ~ Veterans Services ~ CSU Extension

December 26, 2018

Subdivision requirements referenced in section 8.5.2 of the El Paso County Land Development Code. Fees are based on average land values within designated areas. See El Paso County Board of County Commissioners (BoCC) Resolution for fees established on annual basis. The Park Advisory Board meets the second Wednesday of each month, 1:30 p.m., BoCC Auditorium, second floor Centennial Hall Building, 200 S. Cascade, Colorado Springs.

Name:	Hunsinger Subdivision Final Plat Amendment	Application Type:	Replat
DSD Reference #:	VR-18-014	CSD / Parks ID#:	0
Applicant / Owner:	Owner's Representative:	Total Acreage:	16.27
Hunsinger Development Corporation	Terra Nova Engineering, INC	Total # of Dwelling Units	5
Steve Hunsinger	721 S 23rd Street	Gross Density:	3.254AC
4406 College Park Court	Colorado Springs, CO 80904	Park Region:	2
Colorado Springs CO 80918		Urban Area:	2

Existing Zoning Code: **RR-2.5/RR-5** Proposed Zoning: **RR-2.5/RR-5**

REGIONAL AND URBAN PARK REQUIREMENTS

Regional Park land dedication shall be 7.76 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

Urban Park land dedication shall be 4 acres of park land per 1,000 projected residents. The number of projected residents shall be based on 2.5 residents per dwelling unit.

LAND REQUIREMENTS

Regional Parks: **2**
0.0194 Acres x 5 Dwelling Units = 0.097acres

Urban Density: (2.5 units or greater/1 acre)

Urban Parks Area: **2**

Neighborhood: **0.00375 Acres x 0 Dwelling Units = 0.00 acres**

Community: **0.00625 Acres x 0 Dwelling Units = 0.00 acres**

Total: **0.00 acres**

FEE REQUIREMENTS

Regional Parks: **2**
\$430.00 / Unit x 5 Dwelling Units= \$2,150

Urban Parks Area: **2**

Neighborhood: **\$107.00 / Unit x 0 Dwelling Units = \$0.00**

Community: **\$165.00 / Unit x 0 Dwelling Units = \$0.00**

Total: **\$0.00**

ADDITIONAL RECOMMENDATIONS

Staff Recommendation:

Recommend to the Planning Commission and Board of County Commissioners approval of the Hunsinger Subdivision Final Plat Amendment (VR-18-014) with the following condition: Payment of regional park fees required in the amount of \$2,150 to El Paso County in lieu of land dedication.

Park Advisory Board Recommendation: **PAB Endorsement Required**